

DRAFT

RESOLUTION NUMBER 17-

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY AND FINAL DESIGN REVIEW APPROVAL FOR THE COURTHOUSE SQUARE HOTEL PROJECT - LOCATED AT 19 AND 25 OLD COURTHOUSE SQUARE - FILE NUMBER DR16-070

WHEREAS, on December 1, 2016, an application was filed with the Department of Planning and Economic Development requesting the approval of a Design Review Permit for the Courthouse Square Hotel project, which includes renovation of the existing building at 19 Old Courthouse Square and construction of a hotel courtyard at 25 Old Courthouse Square for the properties identified as Sonoma County Assessor's Parcel Numbers 010-056-005, -006, and -015 (Project); and

WHEREAS, on June 15, 2017, the Design Review Board held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, at the same time the Design Review Board considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the Design Guidelines, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the Design Review Board of the City of Santa Rosa, after due consideration of all evidence and reports offered for review, does find and determine the following:

1. The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans); and
2. The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the Framework of Design Review in that it provides site layout, landscaping, ecological protection, and circulation considerations appropriate for an infill commercial building and has been determined by the Design Review Board to be of "Superior Design" by reflecting thoughtful considerations and responses to parameters outlined in the Framework of Design Review; and
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments in that the proposed hotel and street-level commercial development fits the vision of the General Plan and the Downtown Station Area Specific Plan; and

DRAFT

4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the architectural features and materials choices complement the existing buildings and aesthetic of the Courthouse Square area of Downtown Santa Rosa; and
5. The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color, and would remain aesthetically appealing and be appropriately maintained; and
6. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity in that the project has been reviewed by applicable City departments and outside agencies and conditioned accordingly; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) is statutorily exempt from the provisions of CEQA under CEQA Guidelines Section 15183, in that the project is consistent with existing zoning and the Santa Rosa General Plan 2035, for which an environmental impact report (EIR) was certified and there no project-specific impacts which are peculiar to the project or its site. The project is also consistent with the Downtown Station Area Specific Plan, for which an EIR was certified. Additionally, the project qualifies for a Class 32 exemption, per Section 15332, as it involves an infill development on a site of less than five acres, within City limits, substantially surrounded by urban uses, with no value as habitat for endangered, rare or threatened species, adequately served by necessary utilities and public services, and the project has no foreseeable significant adverse impacts.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Preliminary and Final Design Review of the Courthouse Square Hotel project subject to the following conditions:

GENERAL:

1. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit.
2. All work shall be done according to the final approved plans dated received May 23, 2017.
3. The address shall be displayed in a prominent location on the street side of the property. The numbers shall be no less than 6-inches in height and shall be of a contrasting color to the background to which they are attached. The address shall be illuminated during hours of darkness per City "Premises Identification" requirements.

BUILDING DIVISION:

DRAFT

4. A building permit is required for construction of the project.
5. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday. No construction is permitted on Sundays and holidays.
6. A soils report must be submitted with an application for building permit. Check with the Building Division prior to submittal to determine the level of report necessary for the project or if a soils report is on file for the subject property.
7. Comply with all Federal, State and local codes, disabled access included.
8. Comply with Building Division Conditions attached hereto and incorporated here as Exhibit A.

ENGINEERING DIVISION:

9. Developer's engineer shall obtain the current City Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements as related to this application unless specifically waived or altered by written variance by the City Engineer.
10. The proposed valet parking site on Exchange Street will be allowed with modifications to the existing raised pedestrian crossing as approved by the City Engineer, Director of TPW. Any proposed modification to the raised pedestrian crossing speed table shall provide a minimum 10-foot-wide pedestrian crossing corridor delineated by surface markings and bordered by dissimilar tactile pavement, existing bollards removed and replaced to beyond required ADA passenger loading area, removable barricades anchored into the pavement using embedded sleeves or by other means along the full length of the valet parking and ADA loading area to direct pedestrians to the defined pedestrian crossing on both sides of the raised pedestrian crossing speed table. Valet kiosk is to be portable and not block the pedestrian crossing. All "Valet Parking Only" signs shall be anchored to the pavement and be removable using embedded sleeves or by other means. All anchor points for removable signs and barricades shall not pose trip hazards when signs and barricades are in place or have been removed.
11. Use of the public street for Valet Parking is subject to executing a Revocable Non-Exclusive License Agreement with the Director of Transportation and Public Works prior to approval for Occupancy by the Building Department. The License Agreement is attached to the sole use of the proposed Hotel and shall be noted as non-transferrable for any other use.
12. Access to diagonal parking stalls are not to be restricted. Designated parking of city parking stalls is subject to approval by the City Parking Department.

DRAFT

ENVIRONMENTAL COMPLIANCE

13. A restaurant facility will require a minimum size 1000-gallon grease interceptor. Submit a City of Santa Rosa general wastewater discharge permit application including plumbing plans to Environmental Compliance, 4300 Llano Road, Santa Rosa, CA. It requires no fee and it can be accessed on line at www.srcity.org/generalapp

SEWER AND WATER

14. Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses and reduced pressure back flow per City Standard 876 on irrigation service, with City Standard 876 reduced pressure backflow on domestic, and City Standard 880 double check on the fire services. The flow calculations shall be submitted to the Santa Rosa Water Department during the plan check phase of the Building Permit or Encroachment Permit to determine adequate sizing.
15. Demand fees and meter sizes are to be determined based on use and area in conjunction with review of building plans.
16. Commercial Buildings require Reduced Pressure backflow device per City Standard 876 installed on domestic water services.
17. The Santa Rosa Water Department recommends that the irrigation system be metered separately from domestic use to reduce sewer usage charges.
18. Public Valves beyond the City right-of-way are to become the responsibility of the property owner. Fire line valves in the congested area downtown do not have room on the sidewalk frontage or are unsightly so the valves are to be situated in a recessed location. Since Local Operations would need to access the City piping and valve for maintenance and repair, having them at the City right-of-way is imperative. If the fire line valves are inside a building or at the rear of a property, Local Operations maintenance staff would not want to accept liability or responsibility to fix the damage to repair the piping or valve. Local Operations and Water Quality would appreciate every effort you can make to condition these valves and piping on the customer's property or in their buildings to be their responsibility and our liability would stop at the City right-of-way.
19. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on October 27, 2015. Plans shall be submitted with the Building Permit application. Submit the following with the above-mentioned plans: Maximum Applied Water Allowance (Appendix A) and Hydrozone Table (Appendix B).

DRAFT

PLANNING DIVISION:

20. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as that approved by the Design Review Board. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.
21. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
22. This resolution does not approve signage; a separate Sign Permit must be applied for and approved prior to any sign installation.
23. LANDSCAPING:
 - A. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
 - B. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans, except where not required.
 - C. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.
24. LIGHTING:
 - A. All exterior lighting shall be shown and specified on the plans submitted for issuance of a building permit in accordance with the Design Review approval.
 - B. Light sources shall be concealed from public view.
 - C. All lighting shall be directed toward the subject property and away from adjacent properties.

FIRE DEPARTMENT

25. Aerial apparatus access per CA Fire Code Appendix D shall be provided to all structures over 30 feet tall at the eave.
26. Site address signage per current Fire Dept Standards shall be established and maintained during and after any combustible construction or intensification of site use.
 - A. Twelve (12) inch illuminated building address numerals at street facade.
27. Separate and additional permits from the Fire Department for the following items are likely to be necessary during the course of this project:
 - A. Underground Fire Main (from DDCV to Base of Sprinkler Riser) installation.
 - B. Fire Sprinkler System installation.
 - C. Waterflow Monitoring Fire Alarm System installation.

DRAFT

- D. Fixed Extinguishing System (at Type 1 hood over commercial Kitchen appliances) installation.
- E. Emergency Responders Radio System

DESIGN REVIEW BOARD

28.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 15th day of June, 2017, by the following vote:

AYES: (0)

NOES: (0)

ABSTAIN: (0)

ABSENT: (0)

APPROVED: _____
Michael Burch, Chair

ATTEST: _____
Bill Rose, Executive Secretary

Attachment:
Exhibit A – Building Division Conditions, dated June 1, 2017